

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
SEPTEMBER 25, 2007
MINUTES**

BOARD MEMBERS

Present: Ernest Doizaki, Howard Klein, Larry Rauch and Paul Vert.

Absent: Richard Gardner, Donald Kanner, Richard Meruelo, Thomas Payne, Mark Shinbane, William Shinbane, Michael Tansey and Charlie Woo.

STAFF: Tara Devine, Raquel King, Greg Lee, Estela Lopez and Vicky McCormick.

CONSULTANTS: Ken Coelho.

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:11pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS- None

III. APPROVAL OF MINUTES

Rauch made a motion to approve the August 28, 2007 minutes, and Doizaki seconded. The Board unanimously approved.

IV. OPERATIONS REPORT

McCormick reported that crime in the area has decreased. Currently, the most popular crime is burglary from motor vehicles (bfmv), there were nine in September. According to LAPD crime stats the busiest days/nights for bfmv's are Saturday, Monday and Thursday.

McCormick informed the Board that LAPD Central Area's narcotic Buy-Bust team is back downtown. The team had been -deployed

to the Valley for a special detail. LAPD Newton Area is currently working on cleaning up the encampments/loitering on Kohler and Stanford Streets. In September there were seven arrests between the two streets.

McCormick then briefed the Board on the progress of installing a surveillance camera at 6th & Gladys. McCormick stated that camera vendor Bearcom identified a location with the proper height to relay the signal to the repeater site. The installation of this camera has taken months longer than anticipated due to threats of vandalism and reluctance of property owners to allow the camera on their property.

King informed the Board that the data capturing system had been installed and the dispatchers were being trained. She also informed them that a monthly “calls for service” report would be generated from the system and provided at all upcoming Board meetings.

Lopez informed the Board that CCEA would be co-sponsoring a sidewalk feeding summit on September 27, 2007 at Union Rescue Mission.

Vert informed the Board that the Operations Committee had met and interviewed three candidates that submitted a proposal in response to the maintenance RFP. The candidates are It’s A Blast, Chrysalis and FSS. Vert explained that it was difficult to compare the three proposals because some of the candidates had different cost structures. Vert requested that Chrysalis and It’s A Blast create a spreadsheet with financial information broken down in categories of service in order to more fairly compare the proposals.

Doizaki suggested that when a maintenance vendor is chosen, that there is a 90-day cancellation clause in the contract, and the Board agreed.

V. TREASURER'S REPORT

Coelho reported that overall Toy and DID combined would be approximately \$100,000 over budget by year-end. Coelho is looking to borrow \$100,000 early next year, and asked the Board to approve pursuing the line of credit.

Rauch motioned to approve pursuing the line of credit early next year, and Klein seconded. The Board unanimously agreed.

Coelho pointed out that the areas in the budget that are over budget are: accounting fees, administration, office supplies, maintenance supplies, outside services and renewal costs. Coelho mentioned that insurance and employee benefits costs had gone up.

Lopez reminded the Board that the CRA would be paying the first \$25,000 for BID renewal costs, and that these funds were being processed. Lopez then asked staff to compile a list of all funds received from outside sources during the term of the BIDs.

Coelho proceeded to report that as of August 31st there is \$8,800 in the private account, and \$15,000 in dues that are still outstanding. Toy and DID are over budget by \$30,000 combined.

Toy currently owes DID \$12,000 for Toy's share of the salaries paid by DID.

Coelho and CCEA staff will be meeting on October 18 & 19 to work on 2008 budgets for all three BIDs.

Vert stated to Coelho that he needed to understand projections as well as cash basis.

Revenue collected Y-T-D: DID=\$1,413,099 and Toy=\$524,000.

VI. LEGISLATIVE UPDATE

Devine updated the Board on the following:

- a. Industrial Land Use Policy- CRA and Planning are working on finalizing revised recommendations with hopes to unveil it in late October.**
- b. Imperial Toy property- wonderful redevelopment opportunity property across from Santa Fe. Owner does not wish to sell the property, although it is currently empty. The owner wants to find an interim use that would not require a significant capital investment or discretionary permits. The current idea is to use the building as a storage facility. The owner wants to hold on to the property and re-evaluate the possibility of conversion when the real estate market improves, and the Industrial Land Use Policy issue is resolved.**
- c. Union Rescue Mission- Devine informed the Board that URM is proposing a new permanent supportive housing project at 5th & San Julian, and asked CCEA to support. Lopez explained the proposed development, as well as the arguments for and against. The Board discussion focused on the issue of precedent and CCEA's long standing opposition to centralization of services on Skid Row. The board recommended that Lopez inform URM that CCEA would not support the project, but would also not speak against the project at any City hearing. This was done to acknowledge URM's outstanding service to the community, and its long battle to obtain permission for the Hope Gardens shelter for women and children near Sylmar.**
- d. BID Renewal- expansion of boundaries- staff toured areas further south than anticipated to 14th Street. Staff will create a budget for potential expansion areas and existing areas, and present to consultant who will use as a basis to create separate scenarios and formulas.**

VII. MARKETING UPDATE

Lopez informed the Board that the new Toy District banners have been installed throughout the district, in time for the holiday season.

VIII. NEW BUSINESS- None

IX. ADJOURNMENT- The meeting of the Board was adjourned at 1:25pm.